



Oakwood Drive, Darlington

Darlington



Offers in Region of £290,000



## 24 Oakwood Drive

Darlington, Darlington

- Charming 4-bed extended detached family home in Ashbrooke Development.
- Lounge with feature gas open fire and patio door to the rear garden.
- Well-appointed kitchen with modern amenities, open plan to Living area
- Dedicated study area, spacious bedrooms, and newly fitted ensuite and family bathroom.
- Energy efficiency Rating: C

This charming four-bedroom extended detached family home is situated in a desirable Ashbrooke Development, offering spacious and comfortable living spaces for a growing family. With tasteful features and modern amenities, this property is perfect for those seeking a comfortable and practical home.

A warm welcome awaits as you step into the inviting entrance hall, providing access to various parts of the house.

The lounge boasts a feature gas open fire, creating a cozy atmosphere during colder evenings. Large windows allow natural light to flood the room, and a patio door opens to the rear garden, providing a seamless indoor-outdoor connection.

The well-appointed kitchen | living area features a range of base and eye level units, ample worktop space. It is equipped with built-in electric oven, and gas hob with an extractor hood. Space for American fridge freezer, There is also plumbing for an automatic washing machine and dishwasher.

A dedicated study area is located at the front of the house, providing a quiet space for work or study.

Ground Floor W.C.: A practical addition for your convenience.

First floor landing leading to; The spacious master bedroom includes a ensuite shower room, offering a private retreat. There are three additional good-sized bedrooms, ensuring plenty of space for family members or guests. The family bathroom has modern fixtures and fittings.

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Externally: The property offers a large driveway and a single garage at the front, providing ample parking and storage space. The rear garden is private and mainly laid to lawn, with a decking area & lower Patio area, planted borders with shrubs and trees, and is enclosed by timber fencing.

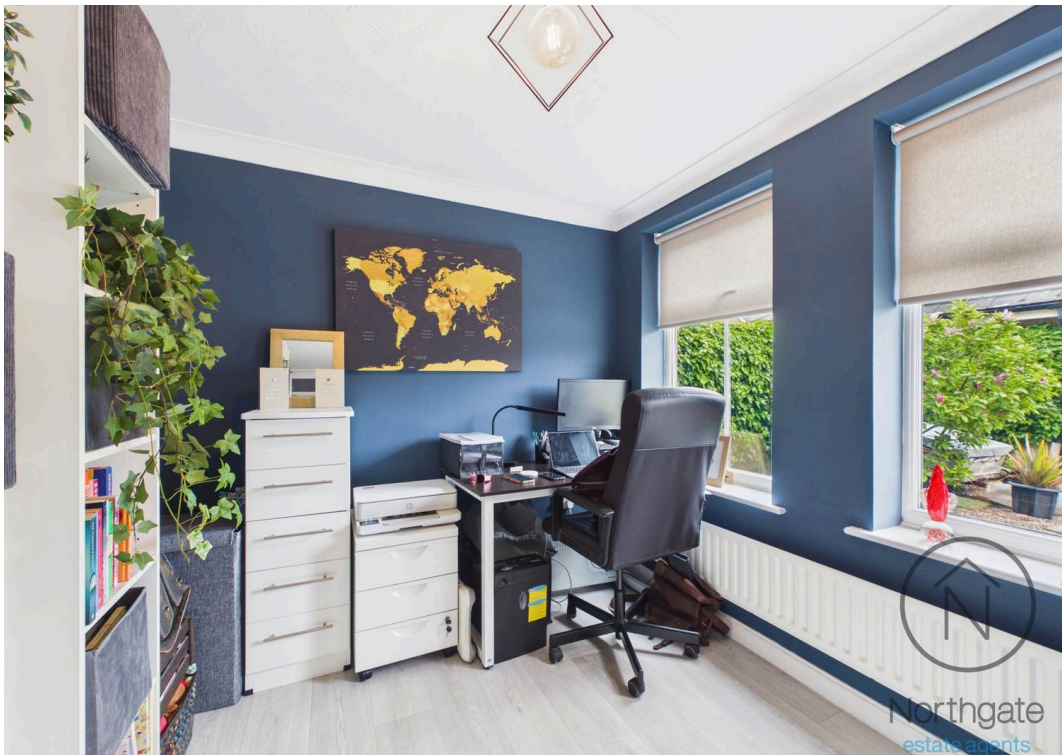
This delightful family home offers a perfect blend of comfortable living spaces, modern amenities, and a convenient location. Don't miss the opportunity to make it your own. Contact us today to arrange a viewing and experience all that this property has to offer.

Council Tax band: D

Tenure: Freehold







### Hallway

7'8" x 6'6" (2.35 x 1.98m)

### Living Room

16' 7" x 10' 1" (5.06m x 3.07m)

### Kitchen | Living Area

19' 0" x 16' 2" (5.79m x 4.93m)

### Study

7' 10" x 10' 8" (2.39m x 3.25m)

### WC

4' 6" x 3' 3" (1.37m x 0.99m)

### Landing

10' 0" x 7' 11" (3.05m x 2.41m)

### Bedroom 1

16' 8" x 10' 6" (5.08m x 3.20m)

### Ensuite

6' 5" x 4' 8" (1.96m x 1.42m)

### Bedroom Two

17' 11" x 5' 9" (5.46m x 1.75m)

### Bedroom Three

9' 9" x 10' 0" (2.97m x 3.05m)

### Bedroom Four

9' 4" x 9' 4" (2.85m x 2.85m)

### Family Bathroom

8' 1" x 6' 4" (2.47m x 1.92m)





## GARDEN

## GARAGE

Single Garage

8ft6 X 17ft11 (2.60m x 5.47m)

## OFF STREET

3 Parking Spaces

Driveway to front providing ample parking.





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Approximate total area<sup>1)</sup>

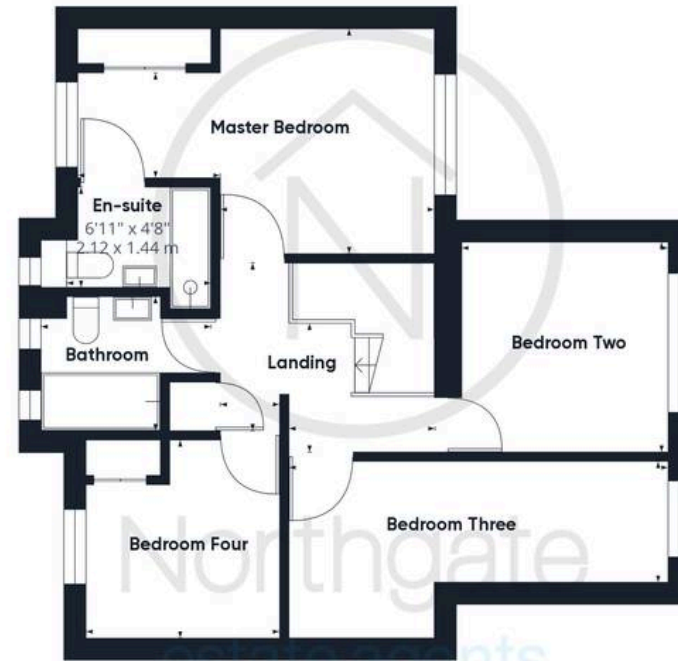
1393.92 ft<sup>2</sup>

129.5 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Ground Floor Building 2



## Northgate - County Durham

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